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Meadow Lane, Haxby, York

Offers In Excess Of

£222,500

NO ONWARD CHAIN - Now available on the open market is this well-presented, three-bedroom detached family home, situated in the sought-after town of Haxby. Handily positioned on a cul de sac the property is a few streets away from the Haxby shopping areas and a bus route to York is close by,

Externally, the home benefits from driveway parking, a garage, and an enclosed rear garden. Internally, the accommodation includes a living room, a dining kitchen, three bedrooms, and a family bathroom.

Viewings are highly recommended to fully appreciate everything this lovely home has to offer.

- Detached Family Home
- Contemporary Shower Room
- EPC Rating: D
- Three Bedrooms
- Enclosed Rear Garden
- Council Tax Band: C
- Dining Kitchen
- Driveway Parking

Location

Haxby lies approximately 4 miles north of York city centre, just beyond the A1237 ring road.

Originally a village, Haxby has expanded over the years and now merges seamlessly with its smaller neighbour community, Wigginton.

The town boasts a diverse range of shops, primarily located along its main street, complemented by two small shopping centres. Amenities and services in the area include a post office, two pharmacy, several pubs, cafes, restaurants, independent shops and local schools, making it a convenient and well-rounded community.

Property Description

Upon entering the property, you are greeted by an entrance lobby with stairs leading to the first floor and a door into the living room.

The living room is positioned at the front of the home and features a large bay window that fills the space with natural light. There is also access to a handy understairs storage cupboard and a door that leads into the dining kitchen.

Located at the rear of the property, the dining kitchen is well-appointed with a range of wall and base units, worktops, and an integrated stainless steel sink with mixer tap. Appliances include a fridge freezer, electric ceramic hob, electric oven, and washing machine, with additional space and plumbing for a dishwasher. A double-glazed window and French doors overlook and open out to the rear garden.

Upstairs, the landing provides access to three bedrooms—two doubles and one single—as well as a modern bathroom. A side-facing window brings in additional light, and a ceiling hatch gives access to the partially boarded loft, where the gas combi boiler is located. The bathroom features a bath with shower over, a wall-mounted vanity unit with hand basin, a toilet, a heated towel rail, and a rear-facing window.

To the front of the property, there is a paved driveway and a low-maintenance gravelled garden. The driveway extends along the side of the home, leading to a detached garage at the rear, which features an up-and-over door. The enclosed rear garden is primarily laid to lawn and includes two paved seating areas.

Anti Money Laundering Regulations

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

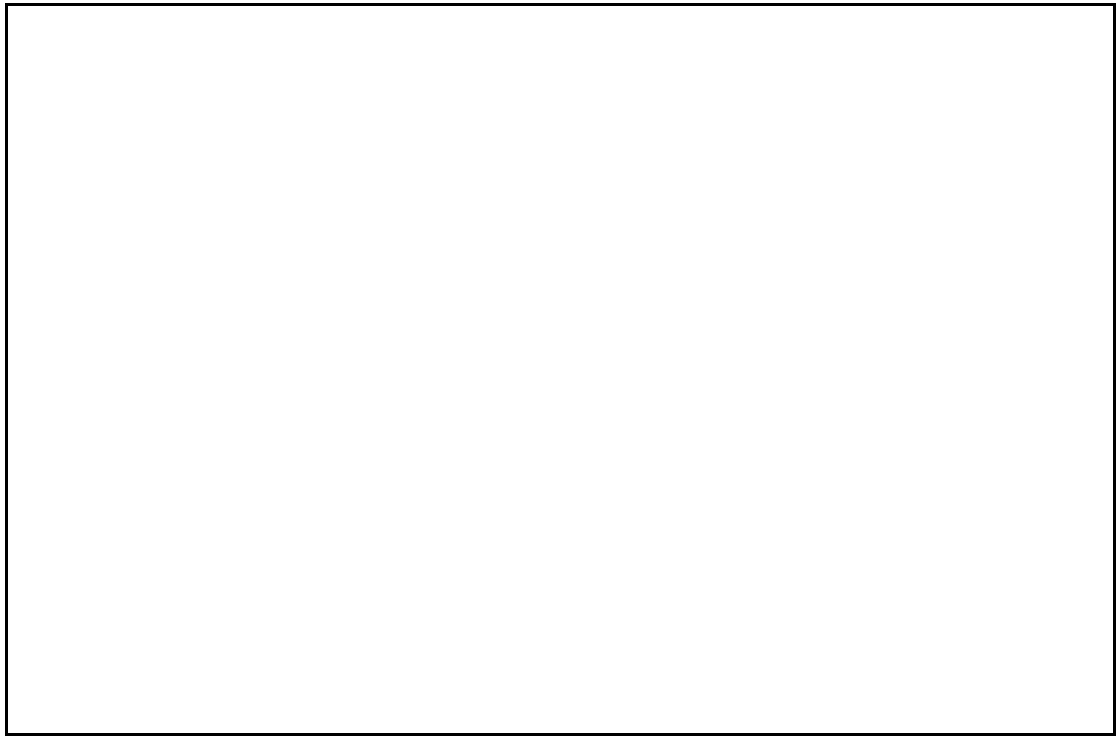
Disclaimer.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

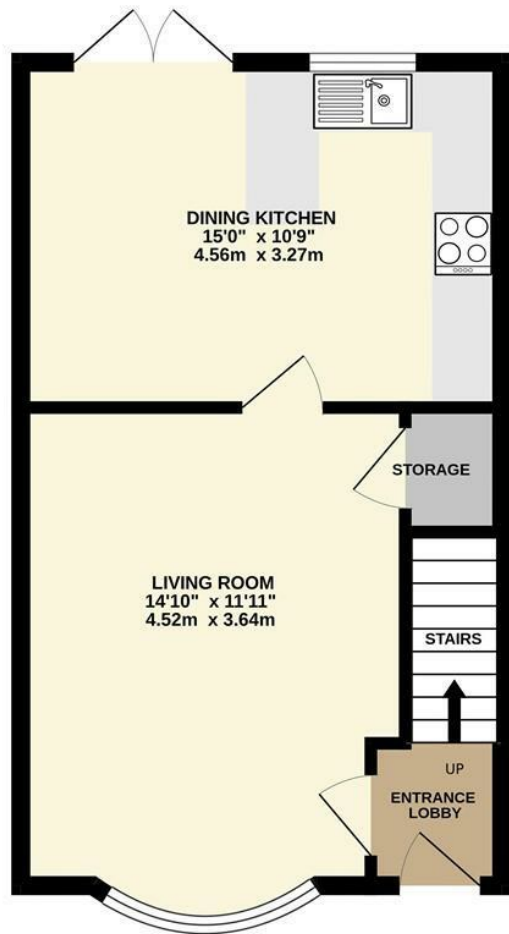




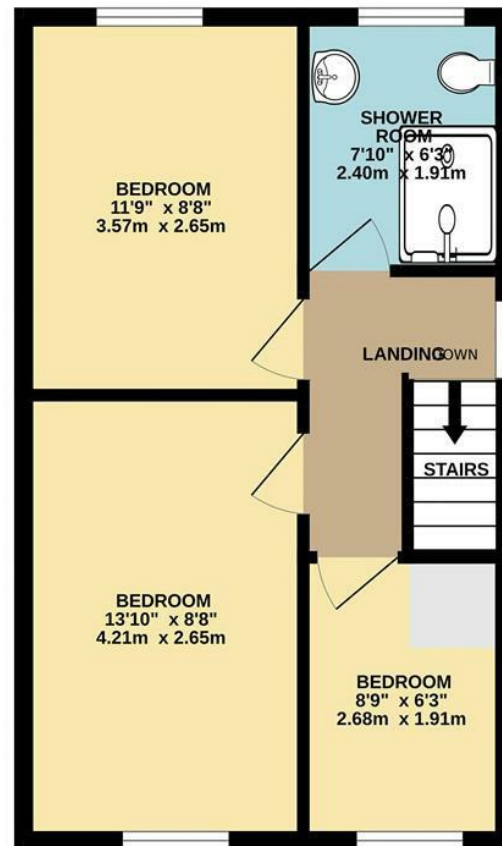




GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	